



LEESYLVANIA STATE PARK  
2001 Daniel K. Ludwig Drive  
Woodbridge, VA 22191-4504

# Leesylvania State Park

## MASTER PLAN EXECUTIVE SUMMARY

2010 UPDATE



Department of Conservation & Recreation  
CONSERVING VIRGINIA'S NATURAL & RECREATIONAL RESOURCES

# **Leesylvania State Park**

## **Master Plan Executive Summary 2010 Update**

*Reviewed by the Department of Conservation and Recreation Board on June 15, 2010  
and adopted by DCR Director David A. Johnson on June 16, 2010.*

Nestled along the shores of the Potomac River, Leesylvania offers many land and water related activities including hiking, picnicking, fishing, and boating. An accessible fishing pier, children's playground, boat launching facilities, boat storage area, concessions area, and a Visitor Center and Environmental Education Center are available. Leesylvania is an ancestral home of Virginia's legendary Lee and Fairfax families and is listed on the National Register of Historic Landmarks.

The park is located in the southeastern corner of Prince William County, approximately 25 miles south of Washington, D.C. The park covers 500+ acres on a peninsula bordered by the Potomac River on the east, Neabsco Creek on the north, and Powells Creek on the south. An area referred to as the Neabsco Community also borders the park on the north. The western boundary of the park consists of land that is currently residential or planned for new homes. The park is cut almost exactly in half by property owned by the CSX railroad, which operates an active railway through the area. Prince William County is one of the fastest growing counties in the Commonwealth. Leesylvania has evolved as one of the most popular destinations for water access in Northern Virginia.

On March 30, 1978, the Commonwealth of Virginia, through a donation by Daniel K. Ludwig, acquired the Leesylvania tract from the American-Hawaiian Steamship Company. Although there were several state, regional, and local parks in the area, the rapidly increasing population of Northern Virginia, the historical significance of the site, and its access to the Potomac River made Leesylvania State Park an important addition to the State Park system.

The purpose of this master plan is to meet the requirements of §10.1-200.1 of the Code of Virginia that requires each state park to have an adopted master plan that is updated every five years. This master plan was originally adopted in 2004 and this is the first five-year update.

The original master plan was completed in 1982. Leesylvania State Park opened with infrastructure improvements, a boat ramp, picnic area, some trails, and support facilities including the maintenance compound and staff housing. The original master plan called for the park to become an intensively developed facility, including a beach and pool, to attract thousands of visitors from Northern Virginia and the Richmond area as well as throughout the Piedmont region. The developments have, so far, been in accord with the original 1982 Master Plan, but at a lower density than was projected in that document. In the late 1990s, several new facilities were added. A large accessible fishing pier was added at Freestone Point. Primitive group camps were established at Bushey Point. A boat storage facility with 94 spaces was also built to the west of the boat launch area. Leesylvania State Park received Federal Land and Water Conservation Funds(LWCF) in 1985 and again in 1990 to develop facilities within the park. In compliance with the LWCF Act of 1965 and amendments thereto, the Commonwealth of Virginia is required to maintain (this park) for public outdoor recreation in perpetuity.

The park is within a 25-mile radius of Washington, D.C., and in the heart of populous Northern Virginia, which means that concerns about overuse and crowded conditions will always be issues

as the park becomes known to more people. Maximum acceptable capacities will need to be defined and people turned away, as necessary, to protect the resources and the quality of experience at the park. Several huge housing developments have been built nearby, which also contribute to increased park visitation and heavier local traffic. Annual visitation to the Park has doubled over the past 10 years and is shown in the following table:

Park Attendance Table

1998	1999	2001	2002	2003	2004	2005	2006	2007	2008
245,367	290,453	284,457	318,180	268,814	319,016	256,997	273,853	325,651	212,315

The state park master planning process is described in §10.1-200.1 of the *Code of Virginia*. The code mandates a master plan, with prescribed elements, for each state park in the system. The code also states that a map should be prepared that indicates -- at a minimum -- boundaries, inholdings, adjacent property holdings, and other features such as slopes, water resources, soil conditions and types, natural resources, and cultural and historic resources. In preparing the Leesylvania State Park Master Plan, meetings were held with park staff and a Master Plan Advisory Committee comprised of area citizens, local government officials, and agencies and organizations interested in the park's future. Park resource maps were discussed at the advisory committee meetings and the first public meeting. A second public meeting described the planning process and the proposed developments that resulted from the advisory committee process. At both of the public meetings, attendees were given the opportunity to provide comments.

The process for developing the master plan included the development of a park purpose statement and goals and objectives. The park purpose statement follows:

*"The purpose of Leesylvania State Park, located near our Nation's Capital, is to conserve and interpret the park's natural and cultural resources, including the rich history of the area, while providing opportunity for recreational enjoyment on and along the Potomac River in Northern Virginia."*

For the purpose of developing this master plan, the following goals were established for Leesylvania State Park:

- Protect and conserve the natural and scenic resources of the park.
- Provide outdoor recreation opportunities for visitors to the park.
- Provide environmental/outdoor education programs and services to the public.
- Participate in mutually beneficial efforts with partner organizations to enhance the entire region.
- Preserve and interpret the historic resources of the park.
- Administer and manage the park in a manner that fosters the public's trust.

These goals, along with specific objectives derived from meetings with a citizens advisory committee, input from public meetings, and other sources, serve as the guiding force for the revision of the 1982 plan. Information obtained from the 2002 *Virginia Outdoors Plan*, the 2000 Virginia Outdoors Survey, and the Leesylvania State Park Resource Management Plan has aided in the preparation of this master plan.

The estimated cost to bring Leesylvania State Park to the desired future condition is: \$3,608,280

## **Phased Development Plan**

### **Phase I:**

- Construct ranger residence
- Construct large playground
- Construct a pier/dock for canoe launch on Powell's Creek at storage and rental shed
- Reconfigure contact station/park entrance to improve traffic flow;
- Improve landscaping to restore the natural appearance of the park.

Total Cost of Phase I: 2,106,702

### **Phase II:**

- Construct a unisex "rinse off" station near the playground area;
- Provide a comfort station with a single shower at the Group Camp Area;
- Expand office space to accommodate District Staff;
- Construct a finger pier/courtesy dock for Boat Ramp #1
- Construct a shoreline fringe fishing pier

Total Cost of Phase II: \$1,150,578

### **Phase III:**

- Construct approximately 10 covered picnic pods in the picnic area;

Total Cost of Phase III: \$351,000

Leesylvania State Park is the District III home park. As identified as part of the re-benchmarking efforts, district level staffing should include 9 positions, which would be located primarily at the home park. Presently, there is a district manager, resource specialist, business manager, and visitor services specialist position. The positions yet to be established include a maintenance specialist, program support technician, programs coordinator, trail coordinator and grant coordinator. As these positions have district wide responsibilities, the only costs presented are the salaries for the existing and proposed positions. Staff support and district operational costs are either incorporated into the overall home park budget or dispersed between all the district parks.

Presently, the staffing associated with the operation and maintenance of only the park includes five positions, a park manager, 2 chief rangers, and 3 park rangers. Two positions have been frozen as a result of the state wide budget shortfall, another park ranger and an office manager. As part of the ongoing re-benchmarking efforts, and the strong interest in expanding the existing interpretive and educational components of the park, chief ranger–interpreter and park ranger–interpreter positions were identified as a need for the site. As the proposed phased development is completed, these additional positions will be necessary in maintaining the existing and new facilities, and in enhanced program development.

The park's FY2010 budget is \$687,000 including salaries. At full build out and fully staffed to properly manage and operate the park, the budget will need to be approximately \$906,000, an overall increase of about 24%. (See Attachment 1)

## Attachment 1

<b>EXISTING (FY 10)</b>	<b>BUDGET SHORTFALL*</b>	<b><u>PHASE 1</u></b>	<b><u>PHASE 2</u></b>	<b><u>PHASE 3</u></b>	<b>FULL BUILD OUT</b>
<b>DIST STAFFING</b>	<b>VACANT</b>				<b>DIST STAFFING</b>
District Park Mgr					District Park Mgr
Visitor Serv. Spec					Visitor Serv. Spec.
Resource Spec.					Resource Spec.
	Maintenance Spec				Maintenance Spec
Business Manager					Business Manager
	Program Support Tech.				Program Support Tech.
	Programs Coord.				Programs Coord.
	Trail Coordinator				Trail Coordinator
	Grant Coordinator				Grant Coordinator
<b>DIST SALARY TOTAL</b>					<b>DIST SALARY TOTAL</b>
\$267,000	\$243,000				\$510,000
<b>PARK STAFFING</b>	<b>VACANT</b>				<b>PARK STAFFING</b>
Park Manager					Park Manager
Chief Ranger (2)					Chief Ranger (2)
	Chief Ranger – Interp.				Chief Ranger – Interp.
Park Ranger (3)	Park Ranger (1)				Park Ranger (4)
	Office Manager				Office Manager
	Park Ranger – Interp.				Park Ranger – Interp.
<b><u>SALARY TOTAL</u></b>					<b><u>SALARY TOTAL</u></b>
\$292,000	\$180,000				\$472,000
<b>WAGE TOTAL</b>	<b>REDUCTION</b>				<b>WAGE TOTAL</b>
\$175,000	\$7,000	\$2,000	\$3,000	\$3,000	\$190,000
<b>OTPS TOTAL</b>					<b>OTPS TOTAL</b>
\$220,000	\$15,000	\$5,000	\$2,000	\$2,000	\$244,000
<b><u>TOTAL BUDGET** (FY10 dollars)</u></b>					<b><u>TOTAL BUDGET** (FY10 dollars)</u></b>
\$687,000	\$202,000	\$7,000	\$5,000	\$5,000	\$906,000

NOTE – All costs (salary, wage, OTPS (Other than Personnel Services)) are based on FY10 budget projections.

\* Budget Shortfall represents positions that were frozen or needed as part of the re-benchmarking effort, and operating costs reduced due to state wide budget reductions.

\*\*Total Budget amount does not include salaries specific to district positions or the cost to operate enterprise operations, such as food concession or marina operation.





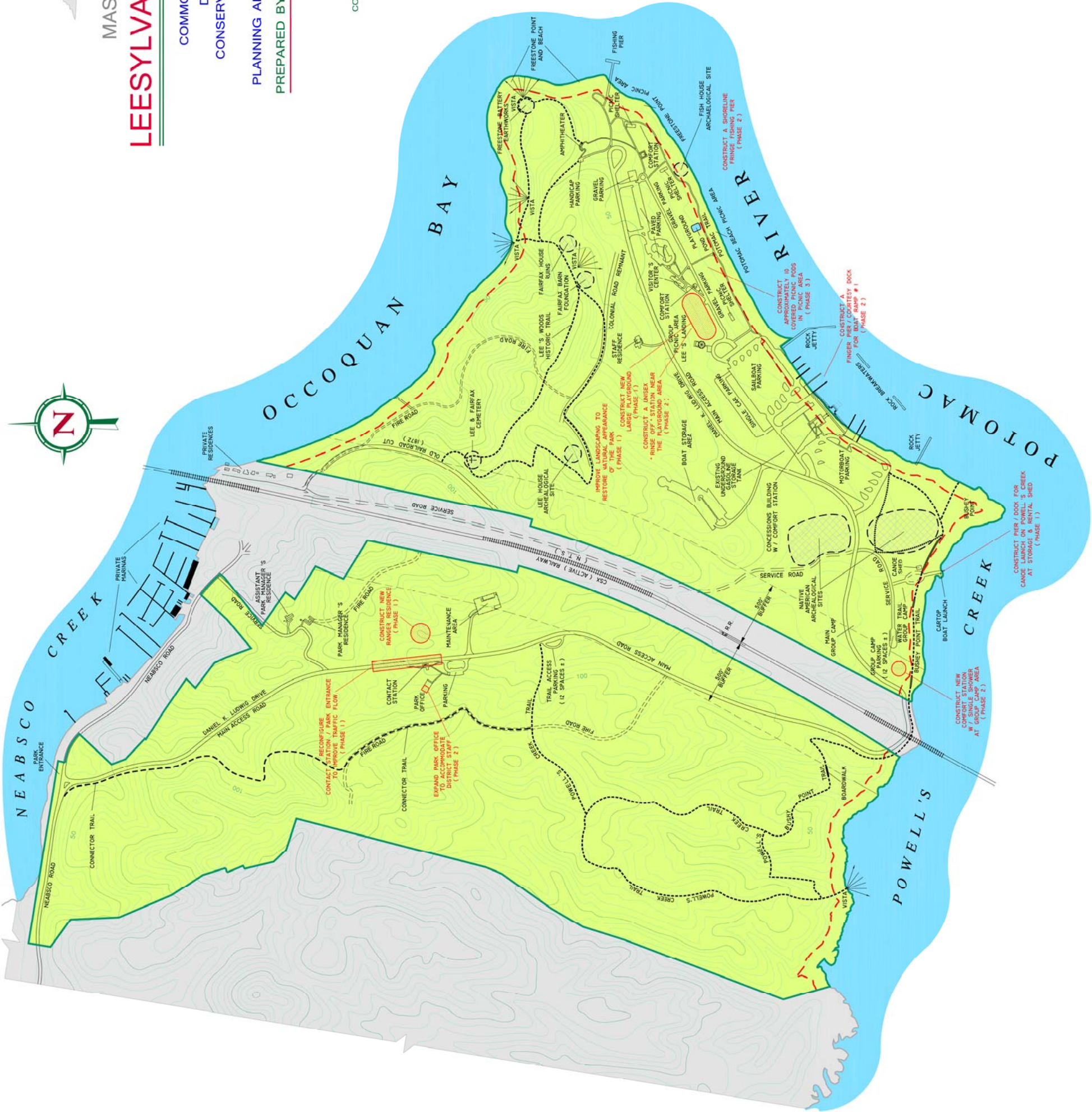
MASTER PLAN FOR  
**LEESYLVANIA STATE PARK**

COMMONWEALTH OF VIRGINIA  
DEPARTMENT OF  
CONSERVATION AND RECREATION  
DIVISION OF  
PLANNING AND RECREATION RESOURCES  
PREPARED BY DESIGN AND CONSTRUCTION

MAY 2010



CONTOUR INTERVAL: 10 FEET



**LEGEND**

- PROPOSED FACILITIES
- EXISTING FACILITIES
- PARK PROPERTY
- PARK PROPERTY
- ADJOINING PROPERTY
- HIKING TRAIL
- MULTI-PURPOSE TRAIL
- RPA SETBACK LINE